



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

15104 1 Street SE
Calgary, Alberta

MLS # A2277046



\$699,900

Division:	Midnapore		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,075 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Fantastic opportunity to get into a move-in-ready RENOVATED Lake community home! Welcome to this beautifully renovated 5-bedroom, 2-bathroom home in the desirable lake community of Midnapore in Calgary's southeast. Featuring over 1,950 sq ft of finished living space across four levels, this move-in-ready gem offers the perfect blend of style, space, and location. Step inside to find a bright main floor with luxury vinyl plank flooring, modern lighting, and a spacious living room that opens into a show-stopping kitchen. The kitchen boasts high-gloss white upper cabinets, royal blue matte lower cabinets, soft-close drawers, quartz countertops, a tiled backsplash, new stainless steel appliances, a decorative bistro bar, and custom pantry storage leading to the backyard. Upstairs, you'll find three bedrooms including a spacious primary suite with a custom walk-in closet and a fully renovated 4-piece spa-style bathroom. The third level offers a huge family room with an electric fireplace feature wall and built-in entertainment space, a large fourth bedroom with a walk-in closet, and a 3-piece jack-and-jill bathroom. The lower level includes a fifth bedroom with egress window and walk-in closet, plus a large utility/laundry room with a brand new washer and dryer, high-efficiency Goodman furnace, and water tank. Upgrades include new triple-pane windows throughout, a new roof, eaves, gutters, fresh exterior and interior paint, new front and back doors, and updated plumbing. Enjoy the newly landscaped front yard, two-tiered rear deck, new fencing, and a BRAND NEW Double Detached Garage! Located on a quiet street with easy access in and out of the community. Just steps to Fish Creek Park, schools, shopping, LRT, and with full lake privileges at Midnapore Lake, this is more than a home, it's a turnkey lifestyle in one of

Calgary’s best established communities. Call today to book a showing!